



City of Manhattan Beach

City Council

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February 12, 2018

The Honorable Scott Wiener
California State Senate
State Capitol Building, Room 4066
Sacramento, CA 95814
VIA FAX: 916-651-4911

RE: SB 827 (Wiener) Planning and Zoning.
Notice of Opposition (as introduced 1/3/18)

Dear Senator Wiener:

The City of Manhattan Beach City Council **Strongly Opposes Senate Bill (SB) 827**, related to exempting certain housing projects from locally developed and adopted height limitations, densities, parking requirements, and design review standards. The opposition follows a unanimous vote by the Manhattan Beach City Council at its February 6, 2018 meeting.

Specifically, SB 827 undermines locally adopted General Plans, Housing Elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). SB 827 allows private for-profit housing developers and transit agencies to determine housing densities, parking requirements, and design review standards within one-half mile of a "major transit stop," or along a "high-quality transit corridor." Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA).

The City of Manhattan Beach currently has numerous adopted ordinances related to building height limitations, densities, parking requirements and design review standards. SB 827 would preempt the numerous ordinances the Manhattan Beach City Council has adopted and leave the City at risk of losing all protections necessary to preserve the quality of life residents are favorable to. Exempting large-scale developments from General Plans, Housing Elements, and zoning ordinances goes against the principles of local democracy and public engagement. Public hearings allow members of the community to inform their representative of their support or concerns when planning documents are developed. Public engagement also often leads to better projects. Disregarding such processes will increase public distrust in government and could lead to additional ballot measures dealing with growth management.

Another concern has been raised by transit agencies who believe this law will have a chilling effect on new transit lines/stations. Community members will associate new transit with additional housing development thereby creating potential opposition to much needed transit projects.

SB 827 aspires to solve the housing crisis in California, but the City is concerned that the legislation is an overreach that limits and prevents current local controls within the City's Municipal Code.

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For these reasons, City of Manhattan Beach City Council **Strongly Opposes SB 827** opposes SB 827.

Sincerely,



Amy T. Howorth
Mayor
City of Manhattan Beach

cc: Honorable State Senator Ben Allen
Honorable State Assemblyman Al Muratsuchi
Senate Transportation and Housing Committee, FAX: (916) 445-2209
Senate Governance and Finance Committee, FAX: (916) 322-0298
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